



CITY OF
ISSAQUAH
WASHINGTON

Development Services

1775 – 12th Ave. NW | P.O. Box 1307
Issaquah, WA 98027
425-837-3100
issaquahwa.gov

June 12, 2014

SUBJECT: **Handmade Healing Massage Therapy – Home Occupation**
Application: HO14-00002

Dear Interested Property Owner:

The City of Issaquah Development Services Department is providing an opportunity for public comment on a Home Occupation (Level 2 Review) application for the following project:

Project Description: **Handmade Healing Massage Therapy Home Occupation:** A Home Occupation application has been submitted by Julie Mavros for a home occupation permit, Level 2 review, that will involve customer visitation associated with the home occupation at the Mavros residence. The Level 2 review requires notice to property owners within 300 feet of the Mavros property.

The application states that the applicant is a Licensed Massage Practitioner wanting to operate the massage therapy practice out of her home. The proposal is to be working part time, 3 days a week with 2 clients per day, which is a total of 6 clients per week. The business proposes to use 302 square feet of the house. The clients will park their vehicles on the property in front of the garage.

Home occupations are allowed as an accessory use in accordance with Issaquah Municipal Code 18.07.470 providing specific approval criteria is met, including that the home occupation does not generate more than 20 vehicle trips a day (a customer arriving and then leaving is considered 2 trips). The approval criteria are attached for your information.

Location: The Mavros property is located at 23262 SE 57th Street (Overdale Park), Issaquah, WA, in the North Issaquah Subarea. See location with attached vicinity map.

Date of Application: May 22, 2014

Application Complete: June 10, 2014

Permits Required:

- 1) Administrative Site Development Permit, Level 2 Review, for home occupation business license.
- 2) Issuance of Business License.

Notice is required to be provided to property owners within 300 feet of the site and to other Parties of Record. **Property owner, Mortgagee, Lien holder, Vendor, Seller, etc. - Please share this notice with tenants and others in your neighborhood who may be interested in this project.** Comments will become part of the public record. Please provide written comments in response to this notice within 14 days or by **5:00 PM on Thursday, June 26, 2014** to: Jerry Lind, Development Services Department, P.O. Box 1307, Issaquah, WA 98027-1307, or by email to jerryl@issaquahwa.gov

Next Step:

The Development Services Department will then make a decision based upon public comments and staff review. The decision can be appealed. All "Parties of Record" will be notified of the decision in writing. **To become a "Party of Record" and receive a copy of the decision, please submit a written comment or contact me at the address listed in above paragraph.**

Information Available for Review:

The application is available for review at the Development Services Department, City Hall Northwest, 1775 12th Avenue NW, Issaquah (next to Holiday Inn and behind Lowe's).

You may reach me at (425) 837-3091 or by email at jerryl@issaquahwa.gov with any questions or concerns regarding this application.

Sincerely,

DEVELOPMENT SERVICES DEPARTMENT



Jerry Lind
Senior Planner

Attachments: Vicinity map
Home occupation approval criteria, IMC18.07.470-C.



Jerry Lind, Senior Planner
Development Services Department
Phone: 425-837-3091
Email: JerryL@issaquahwa.gov
City Web Page: www.issaquahwa.gov

cc: Charlie Bush DSD Director (via email)
David Favour, DSD Deputy Director (via email)
Lucy Sloman, Land Development Manager (via email)
Christopher Wright, Project Oversight Manager (by email)
Julie Mavros, 23262 SE 57th Street, Issaquah, WA 98027 (by email)
File Copy, HO14-00002

VICINITY MAP

23262 SE 57th Street



IMC 18.07.470-C Approval Criteria for Home Occupations

Approval Criteria: Home occupations are permitted as an accessory use to the residential use of the dwelling or approved detached building when all of the criteria are met. An Administrative Adjustment of Standards may be applied for, in accordance with IMC 18.07.310, if any of the criteria cannot be met. The approval criteria for home occupations are as follows:

1. Accessory Use: The home occupation is incidental and subordinate to the primary use of the structure as a dwelling. No more than twenty-five (25) percent of the gross floor area of the residence or accessory building (up to five hundred (500) square feet) may be used for the home occupation. A family day care center or adult family home shall not be limited to five hundred (500) square feet within the home; however, it shall follow any size limitation designated by the State Department of Social and Health Services (DSHS).
2. Buffers Needed: The following home occupations shall have enough acreage to ensure adequate buffers so that the neighborhood is not negatively impacted. Buffering shall be determined on a case-by-case basis by the Planning Director/Manager, given the proposed extent of the home occupation and the size and characteristics of the specific parcel:
 - a. Commercial hobby farms;
 - b. Kennels; or
 - c. Animal breeding.
3. Business License Required: No person shall carry on a home occupation, or permit such use to occur on property which he/she owns or is in lawful control, without first obtaining a Business License.
4. Family Day Care Centers and Adult Family Homes: Family day care center and adult family home operators shall obtain all applicable licenses, registrations and permits from the State Department of Social and Health Services (DSHS). Proof of State licensing shall be required to obtain a City of Issaquah Business License.
5. Electrical Equipment: The home occupation does not require the use of electrical equipment that exceeds typical standards for residential use.
6. Employees: The home occupation is conducted primarily by family members residing in the dwelling.
7. Environmental Impacts: The home occupation shall not negatively affect any aspect of the environment.
8. External Alterations: There are no external alterations to the building which change its character from a residential dwelling.
9. Fire Rating: The home occupation does not require the use of electrical or mechanical equipment that would change the fire rating of the structure.

10. Kennels and Animal Breeding: All kennels and animal breeding facilities that are developed after the effective date of this Code shall provide only indoor boarding facilities. If overnight boarding services are provided, the facilities must be soundproofed to minimize noise impacts to the surrounding properties.

11. Outside Storage or Display: There is no outside storage or display of any kind related to the home occupation. Play equipment for day care operations is not considered outdoor storage or display.

12. Primary Residence: The home occupation is conducted inside a dwelling, or inside an approved detached building to a dwelling, which is the primary residence of the principal practitioner.

13. Production Line Equipment Not Permitted: Automated or production line equipment shall not be used at the home occupation site. All stock in trade that is produced on-site for resale purposes must be produced by hand.

14. Residential Character: The business is conducted in a manner that will not alter the normal residential character of the premises by the use of color, materials, lighting and signs, or the emission of noise, vibration, dust, glare, heat, smoke or odors. In addition, the refuse/recycling location and container sizing for the single family home shall continue according to the residential requirements.

15. Sign/Nameplates: A nameplate may display the name of occupant and/or the name of the home occupation (e.g., John Jones, Accountant). The nameplate shall be attached to the dwelling and shall not exceed two (2) square feet in area. The nameplate shall be compatible with the architectural character of the neighborhood and shall not be illuminated or backlit. Only one (1) nameplate shall be allowed. In cases where the home is not visible from the street, the nameplate may be placed near the road on the owner's property, but not in the right-of-way.

16. Traffic Trips: The home occupation, by itself, shall not generate more than twenty (20) vehicular trips a day except that home day cares may have as many trips as required for the number of allowed children per the State Department of Social and Health Services (DSHS) requirements. As used here, a trip is considered either the arrival or the departure of a vehicle from the household. For example, one (1) vehicle making a delivery and then leaving immediately would be considered two (2) trips.

17. Water/Sewer Use: The home occupation does not increase water or sewer use so that the combined total use for the dwelling and home occupation is significantly more than the average for residences in the neighborhood.

18. Additional Conditions: In granting approval for a home occupation, the City may attach additional conditions to ensure the home occupation will not be detrimental to the character of the residential neighborhood. Any home occupation authorized under the provisions of this Code shall be open to inspection and review at all reasonable times by an authorized City official for purposes of verifying compliance with the approval criteria and other Code provisions.